



City of El Cajon Planning Commission

TOM BLACK, Chairman
TONY AMBROSE
ANTHONY SOTTILE
WILLIAM WELLS
GARY WOODS

AGENDA

PLANNING COMMISSION
October 9, 2006 - 7:00 P.M.
Council Chamber
200 E. Main St.
El Cajon, CA

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at Planning Commission meetings, please contact the Planning Division at (619) 441-1741 as far in advance of the meeting as possible.



PLEDGE OF ALLEGIANCE

MINUTES of September 25, 2006.

(Resolutions adopted September 25, 2006)

- 10367 Resolution of Intention – Zone Reclassification 2284
- 10368 Resolution of Intention – Zone Reclassification 2285
- 10369 Recommended approval of General Plan Amendment 2006-03
- 10370 Recommended approval of Zone Reclassification 2283
- 10371 Recommended approval of Zone Reclassification 2282
- 10372 Recommended approval of Amendment of Specific Plan 428
- 10373 Recommended approval of Planned Unit Development 325
- 10374 Recommended approval of Tentative Parcel Map 632
- 10375 Recommended approval of Conditional Use Permit 2035

APPEAL PERIOD: The appeal period for the items on this Agenda will end on Monday, October 23, 2006 at 5:00 p.m.

CONTINUED PUBLIC HEARING ITEMS:

AGENDA ITEM #1

CONTINUED PUBLIC HEARING ON **CONDITIONAL USE PERMIT 2029 – Bahija Shallal for Drew Properties**

The subject property is located on the southeast corner of Jamacha Rd. and E. Main St., and addressed as 145 Jamacha Rd.; APN: 511-170-54-00; General Plan Designation: General Retail Commercial.

Request to review an existing tobacco/smoke shop in the C-2 (General Commercial) zone.
(Continued from the Planning Commission meeting of August 7, 2006)

PUBLIC HEARING ITEMS:

AGENDA ITEM #2

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2284 – Planning Commission
(joint-noticed CC mtg 11-14-06)**

The subject properties are addressed as 855 & 892 E. Madison Ave., 505 N. Mollison Ave., and a parking lot on Wisconsin Ave., APN: 488-061-16, 488-061-06, 488-062-19 and 487-171-33, -34; General Plan Designation: (pending): "Office/Non-Retail".

Request to rezone properties from the R-P (Residential Professional) zone to the O-P (Office Professional) zone.

AGENDA ITEM #3

**PUBLIC HEARING ON
ZONE RECLASSIFICATION 2285 – Planning Commission
(joint-noticed CC mtg 11-14-06)**

The subject properties are addressed as 123 Chamberlain Avenue, 553 S. Magnolia Avenue, 237, 255, 905, 933, 961, and 999 W. Washington Avenue, 983 and 1109 E. Washington Avenue, and 205 and 239 Van Houten Avenue; APN: 488-282-23, 488-290-14, 492-160-42, 492-160-43, 492-011-18, 492-011-04, 492-011-03, 492-011-01, 493-103-10, 493-112-37, 487-331-06 and 487-331-07; General Plan Designation: "Office/Non-Retail" "Low Density Residential," "Medium Density Residential," and "SDA 9 Downtown Redevelopment/Office/Non-Retail."

Request to rezone properties from the R-P (Residential Professional) zone to the R-2 (Two-Family Residential) zone, R-1-6 (Residential One-Family 6,000 Sq. Ft.) zone, R-3 (Multiple-Family) zone, or O-P (Office Professional) zone.

AGENDA ITEM #4A

**PUBLIC HEARING ON
PLANNED UNIT DEVELOPMENT 326 – Mokou & Zori
(joint-noticed CC mtg 11-14-06)**

The subject property is a vacant property on the west side of South Orange Avenue between West Washington and West Renette Avenues; APN: 492-171-09. General Plan Designation: Low Medium Density Residential.

Request a three-unit residential common interest development in the R-3 (Multi-Family) zone.

AND

AGENDA ITEM #4B

**PUBLIC HEARING ON
TENTATIVE PARCEL MAP 633 – Mokou & Zori
(joint-noticed CC mtg 11-14-06)**

The subject property is a vacant property on the west side of South Orange Avenue between West Washington and West Renette Avenues; APN: 492-171-09. General Plan Designation: Low Medium Density Residential.

Request a four-lot parcel map, including one common lot in the R-3 (Multi-Family) zone.

AGENDA ITEM #5

**PUBLIC HEARING ON
AMENDMENT OF ZONING ORDINANCE -- RE: PROHIBITION OF OFFSITE MOTOR VEHICLE SALES – Planning Commission
(joint noticed CC mtg. 11-14-06)**

Request to consider prohibiting off site motor vehicle sales.

AGENDA ITEM #6

**PUBLIC HEARING ON
AMENDMENT OF CONDITIONAL USE PERMIT 1829 – Champion Collision & Paint, Inc. for Gallagher**

The subject property is located on the east side of North Marshall Ave. between East Main St. I-8 freeway, and addressed as 187 N. Marshall Ave.; APN: 487-121-49 & -78. General Plan Designation: Light Industrial.

Request to renew a conditional use permit for an existing paint and body shop and heavy auto repair in conjunction with an existing towing and impound facility in the C-M (Heavy Commercial / Light Industrial) zone.

AGENDA ITEM #7

**PUBLIC HEARING ON
CONDITIONAL USE PERMIT 2036 – Golden State Supply, dba Carquest of El Cajon for Martin**

The subject property is located on the southwest corner of Arnele and N. Johnson Avenues, and addressed as 721 Arnele Avenue; APN: 482-250-38. General Plan Designation: Regional Retail Commercial.

Request to establish an auto parts store with accessory machine shop services in the C-R (Regional Commercial) zone.

DISCUSSION ITEMS:

AGENDA ITEM #8

DISCUSSION ON AMENDMENT OF CONDITIONAL USE PERMIT 824 – East County Auto Center

The subject property is located on the south side of E. Main St. between Second St. and E. Madison Ave., and addressed as 1375 E. Main St; APN: 511-171-11 & -14; General Plan Designation: General Retail Commercial.

Three month review of a full-service auto body and paint shop and repair facility in the C-2 (General Commercial) zone.

AGENDA ITEM #9

DISCUSSION ON CONDITIONAL USE PERMIT 2028 – Kersten

The subject property is located on the south side of El Cajon Blvd. between S. Johnson Ave. and Chamberlain St., and addressed as 461 El Cajon Blvd.; APN: 487-532-09; General Plan Designation: General Retail Commercial.

Three month review of motorcycle rentals and sales in the C-2 (General Commercial) zone.

PRE-DRAFTED RESOLUTIONS

To reflect the actions of the Planning Commission on tonight's agenda items.

ORAL COMMUNICATIONS

This is the opportunity for a member of the public or the Commission to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Oral Communications except to refer the item to the staff for administrative action or to place it on a future agenda.

CORRESPONDENCE

ADJOURNMENT